077.0	0001	0005.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,245,000	/	1,245,000
USE VALUE:	1,245,000	/	1,245,000
ASSESSED:	1,245,000	/	1,245,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
61		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON EVAN A
Owner 2:	BRINKEMA EUGENIE A
Owner 3:	
Street 1:	61 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BOYAGGI PATRICK T & HANNAH P -
Owner 2:	-
Street 1:	61 OLD MYSTIC ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .222 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2011, having primarily Wood Shingle Exterior and 3400 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9680.000	746,500	1,200	497,300	1,245,000
Total Card	0.222	746,500	1,200	497,300	1,245,000
Total Parcel	0.222	746,500	1,200	497,300	1,245,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 366.18 | /Parcel: 366.18

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 283018

GIS Ref

GIS Ref

Insp Date 11/15/18

PREVIOUS ASSESSMENT

Parcel ID 077.0-0001-0005.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	746,500	1200	9,680.	497,300	1,245,000		Year end	12/23/2021
2021	101	FV	724,100	1200	9,680.	497,300	1,222,600		Year End Roll	12/10/2020
2020	101	FV	723,500	1200	9,680.	497,300	1,222,000	1,222,000	Year End Roll	12/18/2019
2019	101	FV	559,900	0	9,680.	497,300	1,057,200	1,057,200	Year End Roll	1/3/2019
2018	101	FV	559,900	0	9,680.	426,200	986,100	986,100	Year End Roll	12/20/2017
2017	101	FV	559,900	0	9,680.	397,800	957,700	957,700	Year End Roll	1/3/2017
2016	101	FV	559,900	0	9,680.	341,000	900,900	900,900	Year End	1/4/2016
2015	101	FV	554,200	0	9,680.	305,500	859,700	859,700	Year End Roll	12/11/2014

!15484!

PRINT

Date	Time
12/30/21	20:50:06

LAST REV

Date	Time
06/23/21	13:33:46
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15484

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOYAGGI PATRICK	77603-372	1	4/26/2021		1,505,000	No	No		
CARNEY JOHN A,	59109-501		5/17/2012		860,500	No	No		
DURLACH HANSI,	57370-173		8/30/2011	Intra-Corp	335,000	Yes	No		
DURLACH HANSI	48615-216		12/6/2006	Portion-Asst	945,000	No	No		SUBDIVISION & SALE.

USER DEFINED

Prior Id # 1:	48665
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2011	1550	Heat App	14,000					INSTALL 2 WARM AIR
9/15/2011	1129	New Buil	215,000					NEW SINGLE FAMILY

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2021	SQ Mailed	MM	Mary M
11/15/2018	MEAS&NOTICE	CC	Chris C
8/17/2012	MLS	EMK	Ellen K
5/8/2012	Info Fm Plan	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9680		Sq. Ft.	Site		0	70.	0.73	4									497,277				G13		497,300	

Total AC/HA:	0.22222	Total SF/SM:	9680	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	497,277	Spl Credit		Total:	497,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	2 - Steel		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2011	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	4.9	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.9	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.95882350
Const Adj.:	1.07089281
Adj $ / SQ:	133.484
Other Features:	132692
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	785015
Depreciation:	38466
Depreciated Total:	746549

COMMENTS

SUBDIVISION & SALE SEE PARCEL 77-1-5A.
GAS FIREPLACES..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	3	HB	

REMODELING

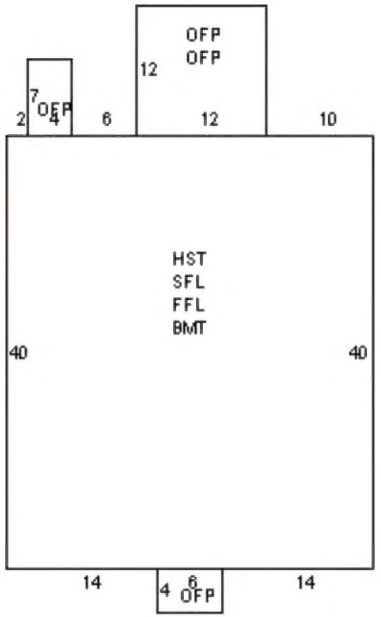
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M

Totals		
1	8	4

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.52
Special Features:	0	Val/Su Net:	146.37
Final Total:	746500	Val/Su SzAd	219.56

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,360	40.050	54,461
FFL	First Floor	1,360	133.480	181,538
SFL	Second Floor	1,360	133.480	181,538
HST	Half Story	680	133.480	90,769
OFP	Open Porch	340	22.870	7,775

Net Sketched Area:	5,100			Total:	516,081
Size Ad	3400	Gross Area	5780	FinArea	3400

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 077.0-0001-0005.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	20X24	A	AV	2000	3.03	T	15.2	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:		Total:	1,200

IMAGE

AssessPro Patriot Properties, Inc